

RUDYARD AVENUE, STOCKTON-ON-TEES, TS19 9LE



- ▲ Two bedroom semi-detached property
- ▲ No onward chain and immaculate condition throughout
- ▲ Modern kitchen and bathroom
- ▲ Spacious lounge and a playroom/office
- ▲ Generous rear garden and covered side storage area
- ▲ Close to north tees hospital
- ▲ Ideal first purchase or investment
- ▲ Ready to move into

£125,000

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Offered to the market with no onward chain, this beautifully presented two-bedroom semi-detached property on Rudyard Avenue is ideal for first-time buyers, downsizers or investors alike.

Finished to an immaculate standard throughout, the home is ready to move straight into and benefits from spacious accommodation, modern décor and a fantastic location close to local amenities, schools and the University Hospital of North Tees.

The ground floor briefly comprises an inviting entrance hall, a bright and spacious lounge, and a stunning modern fitted kitchen/diner with ample storage and in addition there is an extra room which could be used as a playroom or office. To the first floor are two generous double bedrooms and a stylish family bathroom featuring a freestanding bath.

Externally, the property enjoys a well-maintained rear garden offering a private outdoor space perfect for relaxing or entertaining. There is also a covered side passage providing useful additional storage.

Located within easy reach of Stockton town centre, excellent transport links and North Tees Hospital, this superb home offers both convenience and comfort.



TO VIEW: Tel: 01642 355000

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GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door to entrance hall with meter cupboard, radiator and staircase to the first floor.

LIVING ROOM - 4.72m x 3.15m (15'6" x 10'4")

With double glazed window to the side and rear aspects, laminate flooring, Adam style fire surround with electric fire and two radiators.

KITCHEN DINER - 4.72m x 3.2m (max) (15'6" x 10'6" (max))

With double glazed window to the front and rear aspects, and door to the side aspect. Newly fitted kitchen with complementary worktops incorporating a sink and drainer unit with mixer tap, gas hob with overhead hood, electric oven, plumbing for washing machine, space for fridge freezer, additional storage under stairs, twin radiator and access to the playroom/home office.

PLAYROOM/HOME OFFICE - 2.03m x 1.63m (6'8" x 5'4")

With double glazed window to the side aspect.

FIRST FLOOR

LANDING - With double glazed window to the rear aspect and airing cupboard.

BEDROOM ONE - 4.72m x 3.6m (15'6" x 11'10")

With double glazed window to the front and rear aspects and twin single radiators.

BEDROOM TWO - 3.76m x 2.54m (12'4" x 8'4")

With double glazed window to the front aspect, twin radiator, fitted shelving over stairhead and walk-in wardrobe with mirrored sliding doors.

BATHROOM - With double glazed window to the rear aspect, roll top freestanding bath, low level WC, pedestal wash hand basin, panelling to lower walls and radiator.

EXTERNALLY

GARDENS - Externally there is a front garden and to the side there is a covered drying area with gated access to the private rear lawned garden with established borders.

AGENTS REF: - LJ/LS/STO260282/11052026

Council Tax Band: A **Tenure:** Freehold

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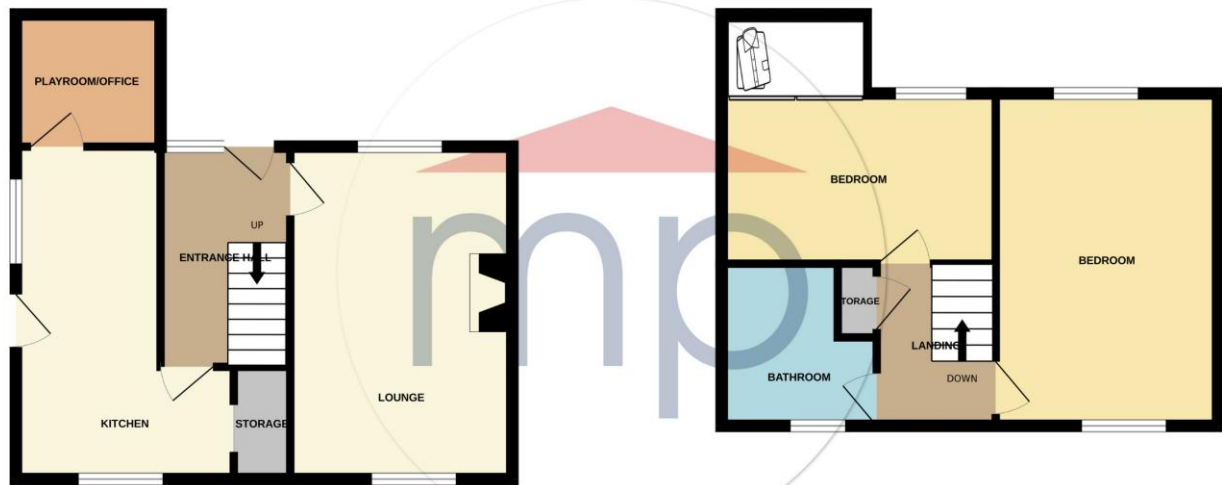
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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